066.A	0007	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	548,900 /	548,900
					USE VALUE:	548,900 /	548,900
					ASSESSED:	548,900 /	548,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		VICTORIA RD, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1:	WHITE GEOFFREY L &
Owner 2:	KING VERONIKA Z MCDONALD
Owner 3:	
Street 1:	6 VICTORIA RD UNIT 6
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRILLANTE LILLIAN A/TRUSTEE -
Owner 2:	VICTORIA ROAD REALTY TRUST -
Street 1:	6 VICTORIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1929, having primarily Vinyl Exterior and 1660 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	548,900			548,900
Total Card	0.000	548,900			548,900
Total Parcel	0.000	548,900			548,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.66 | /Parcel: 330.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

313441

GIS Ref

GIS Ref

Insp Date

07/24/18

!15899!

PREVIOUS ASSESSMENT

Parcel ID 066.A-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	540,700	0	.		540,700	540,700	Year End Roll	12/18/2019
2019	102	FV	500,000	0	.		500,000	500,000	Year End Roll	1/3/2019
2018	102	FV	442,600	0	.		442,600	442,600	Year End Roll	12/20/2017
2017	102	FV	403,700	0	.		403,700	403,700	Year End Roll	1/3/2017
2016	102	FV	412,800	0	.		412,800	412,800	Year End	1/4/2016
2015	102	FV	382,100	0	.		382,100	382,100	Year End Roll	12/11/2014
2014	102	FV	365,100	0	.		365,100	365,100	Year End Roll	12/16/2013
2013	102	FV	343,700	0	.		343,700	343,700		12/13/2012

PRINT

Date	Time
12/11/20	05:34:09

LAST REV

Date	Time
07/24/18	08:28:21
danam	
15899	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRILLANTE LILLI	57297-569		8/15/2011		370,000	No	No		

USER DEFINED

Prior Id # 1:	42607
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2013	1274	Manual	2,989	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	Measured	DGM	D Mann
1/10/2014	Info Fm Prmt	EMK	Ellen K
2/2/2012	NEW CONDO	BR	B Rossignol
11/15/2011	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8268																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	47.500000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.28253007
Const Adj.:	0.97020197
Adj $ / SQ:	367.072
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	0.98000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	745804
Depreciation:	196892
Depreciated Total:	548912

COMMENTS

1 FPL NON-FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	395.70
Special Features:	0	Val/Su Net:	330.66
Final Total:	548900	Val/Su SzAd	330.66

SKETCH

UnSketched SubAreas:
GLA: 1660,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,660	367.070	609,340

Net Sketched Area:	1,660			Total:	609,340
Size Ad	1660	Gross Are	1660	FinArea	1660

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.A-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: